



  
**Mariana**  
Real Estate

**Apartment 211N, 159 Queensway  
London, W2 4BL  
£10,000 Per Week**

Situated in one of London's finest luxury developments, a new & unique, very rare to the market, sizeable Three-bedroom apartment boasting '4.2m' high ceilings throughout. Enviously positioned on the very sought after 2nd floor, this residence exudes extravagance & considerate details throughout. It exudes a sense of luxurious opulence & is fitted with the finest natural materials including marble bathrooms, exquisite open plan marble clad kitchen, & luxurious parquet wood flooring.

This superbly finished apartment has an internal square footage of 3,128 sq ft, floor to ceiling windows in all of the principal rooms, & five Juliette balconies.

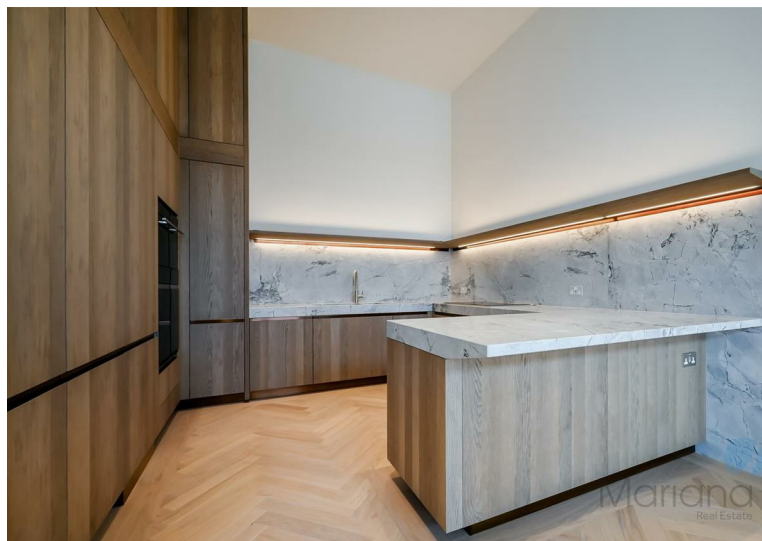
The open plan kitchen/dining/reception room, which is entered through a large Crittall glass door, is a fabulous open space with natural light, boasting large terrace & balconies. The skilfully planned, minimalist kitchen features Sub Zero and Wolf appliances, with pale wooden cabinetry & chic marble splashbacks & work surfaces.

The Master bedroom is stylish with floor to ceiling wardrobes & dressing area, & large ensuite bathroom. The generously balanced guest bedrooms are also fitted with floor to ceiling wardrobes, each with their own ensuite bathroom. This stunning home additional has a separate a utility room & guest w/c.

The building, which first opened as a luxury department store in 1863, has undergone an extensive renovation transforming this grand scheme into a boutique collection of 139 private apartments, Six senses Hotel with Spa, & landscaped internal gardens & walkways which residents will have access to.

The apartment is offered with 2 private & secure parking spaces, currently accessed via a valet parking service.

The Whiteley will house, a range of shops & restaurants, & is within walking distance of Kensington Gardens, Hyde Park, & has excellent transport links.









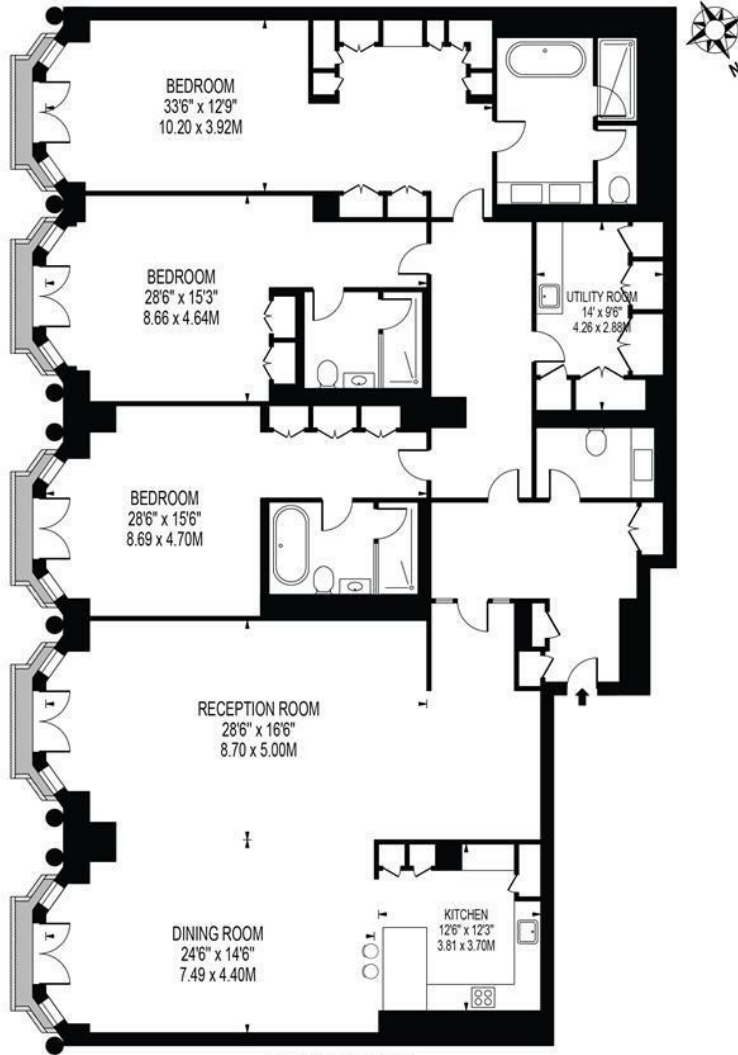




# THE WHITELEY

APPROXIMATE GROSS INTERNAL FLOOR AREA: 3061 SQ FT - 284.40 SQ M

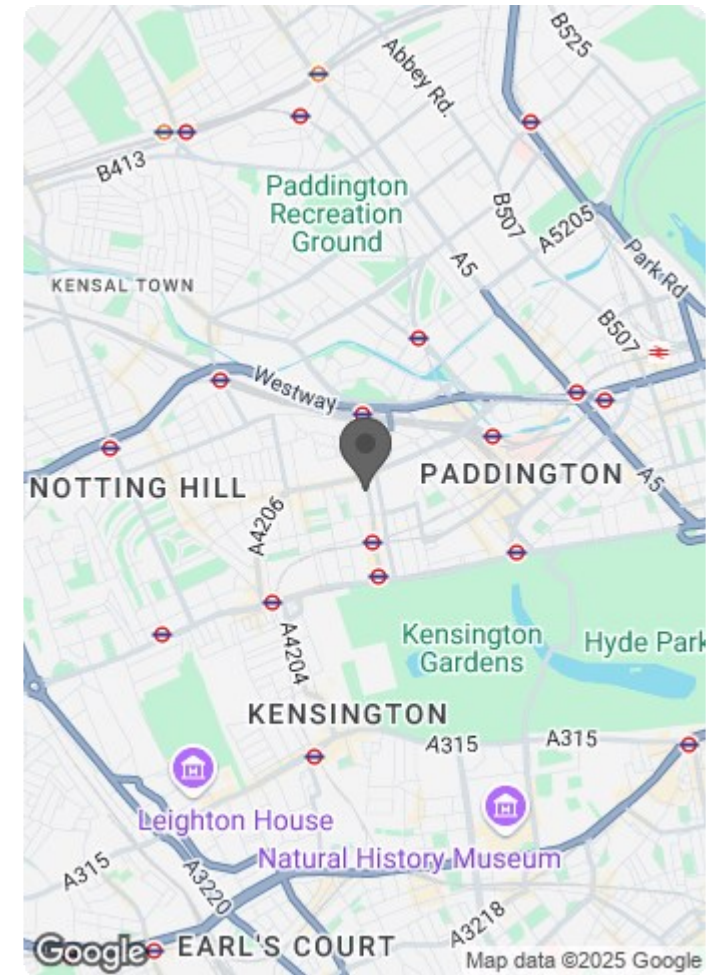
CEILING HEIGHT: 3.5M THROUGHOUT THE APARTMENT



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	